

001.A

0004

0018.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

544,500 / 544,500

USE VALUE:

544,500 / 544,500

ASSESSED:

544,500 / 544,500



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		LAFAYETTE ST, ARLINGTON

## OWNERSHIP

Owner 1:	BUTMAN ROBERT	Unit #:	2
Owner 2:	MCGRATH ERIN		
Owner 3:			

Street 1: 10 LAFAYETTE ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

## PREVIOUS OWNER

Owner 1:	URCIUOLI MATTHEW & NATALIYA -
Owner 2:	BUTMAN ROBERT & MCGRATH ERIN -

Street 1: 10 LAFAYETTE ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Asbestos Exterior and 1375 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrooms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8331																

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								419009
								GIS Ref
								GIS Ref
								Insp Date
								03/20/18

1 of 1

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USE VALUE:

544,500 / 544,500

ASSESSED:

544,500 / 544,500

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average			BOOK 69092 PG 161.											
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 5 - Asbestos				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1											
Color: GRAY				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl:	Rating:			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1914	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:		Alt %:		Total Units:				Lower											
Jurisdct: G19		Fact: .		Floor: 2 - 2nd Floor				Totals				RMs: 6	BRs: 3	Baths: 1	HB				
Const Mod:				% Own: 50.000000000															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: Std				Phys Cond: AG - Avg-Good	26. %			No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:				1	6	3	2								
Sec Int Wall: 8 - Plyw Panel	20 %			Economic:															
Partition: T - Typical				Special:															
Prim Floors: 2 - Softwood				Override:															
Sec Floors: 4 - Carpet	50 %			Total: 26.4 %				Totals				1	6	3					
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>			
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.: 1.35000002															
Electric: 3 - Typical				Const Adj.: 0.93288267															
Insulation: 2 - Typical				Adj \$ / SQ: 371.521															
Int vs Ext: s				Other Features: 55000															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.29999995															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 735593															
% Com Wall		% Sprinkled:		Depreciation: 194197															
				Depreciated Total: 541396															
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 001.A-0004-0018.2												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	10x18	A	AV	1930	28.89	T	40	102			3,100		3,100		
More: N				Total Yard Items: 3,100				Total Special Features:				Total: 3,100				<b>AssessPro Patriot Properties, Inc</b>			